



Historic Architectural Review Commission Staff Report for Item 8

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: June 28, 2022

Applicant: Carlos Rojas

Address: #1103 Watson Street

Description of Work:

Renovations to existing house and rear addition.

Site Facts:

The property under review contains a historic one-story frame vernacular structure, which is listed on our survey as contributing, with a year built circa 1948. The footprint has been altered and enlarged over time and there are two small, non-historic sheds on the rear elevation of the structure. The property also contains a one-story accessory structure, which is utilized as a carport.

This project received variances to exceed allowed building coverage and impervious surface ratio from the Planning Board in May, 2022. One of the conditions of the approval was that the applicant also apply for an easement for the existing encroachments of a concrete wall and a frame shed over City right-of-way on Virginia Street. The easement has not yet been applied for.

Guidelines Cited on Review:

- Guidelines for Windows (pages 29-30), specifically guideline 3.
- Guidelines for Additions and Alterations on Contributing, Non-Contributing, and Non-Historic Buildings and Structures (pages 37a-37k), specifically guidelines 1, 3, 5, 6, 11, 12, 13, 14, 19, 26, 30 and 31.

Staff Analysis:

The Certificate of Appropriateness under review proposes renovations and construction of a new rear addition at the property at 1103 Watson Street, which is on the southeast corner of Watson and Virginia streets. Renovations would include the installation of all new aluminum windows to match the existing, as well as the installation of new doors on the front and rear elevations.

Clamshell metal awnings and a through-the-wall AC unit are also proposed to be removed from the north elevation (Virginia Street side) as part of the renovations.

The proposed new rear addition would be just over 80-square-feet and would be utilized for a bathroom. The rear addition would be just over 4 feet below the ridgeline of the historic main house. The proposed addition would have a v-crimp hipped roof, board-and-batten siding on the side elevations, and novelty siding on the rear elevation. Two small, non-historic sheds are proposed to be removed to make way for the new addition.

Consistency with Cited Guidelines:

Staff finds the current proposal to be consistent with the cited guidelines.

The proposed rear addition is found by staff to be appropriate in terms of scale, height, massing, and proportions. Although it will be visible from Virginia Street, it will be unobtrusive to the streetscape, due to its small scale. The use of board-and-batten siding visibly distinguishes the addition from the historic portion of the main house. However, the use of novelty siding on the rear elevation of the new addition does seem to be inconsistent, though it is not likely that this elevation would be visible in any case.

Due to the age of the building (built circa 1948) and the alterations that have been done to it over time, staff finds that the proposed aluminum replacement windows (to match the existing) will be appropriate. The removal of the clamshell metal awnings and a through-the-wall AC unit on the north elevation is also found by staff to be an appropriate proposal, as these features are discouraged in the historic district.

If the Historic Architectural Review Commission chooses to approve this application, staff suggests that securing an easement application for the existing encroachments on Virginia Street be a condition of the approval.

APPLICATION

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
/	
PAVERS:	FENCES:
/	/
DECKS:	PAINTING: <i>yes to match</i>
/	
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
<i>remove 1 parking space - replace with grass</i>	/
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
/	/

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC Certificate of Appropriateness: Demolition Appendix



City of Key West
 1300 WHITE STREET
 KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT: 1103 Watson Street Key West

PROPERTY OWNER'S NAME: _____

APPLICANT NAME: Carlos Rojas

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR** to proceeding with the work outlined above and that a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review.***

 PROPERTY OWNER'S SIGNATURE	<u>5-4-2022</u> DATE AND PRINT NAME
--------------------------------	----------------------------------------

DETAILED PROJECT DESCRIPTION OF DEMOLITION

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
<p>Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);</p> <p>(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:</p> <p style="margin-left: 40px;">(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.</p> <p> </p> <p> </p> <p> </p> <p> </p> <p>(2) Or explain how the building or structure meets the criteria below:</p> <p style="margin-left: 40px;">(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.</p> <p> </p> <p> </p>

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
(d) Is not the site of a historic event with significant effect upon society.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(i) Has not yielded, and is not likely to yield, information important in history.

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

X (1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

Does not apply

↓ (2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

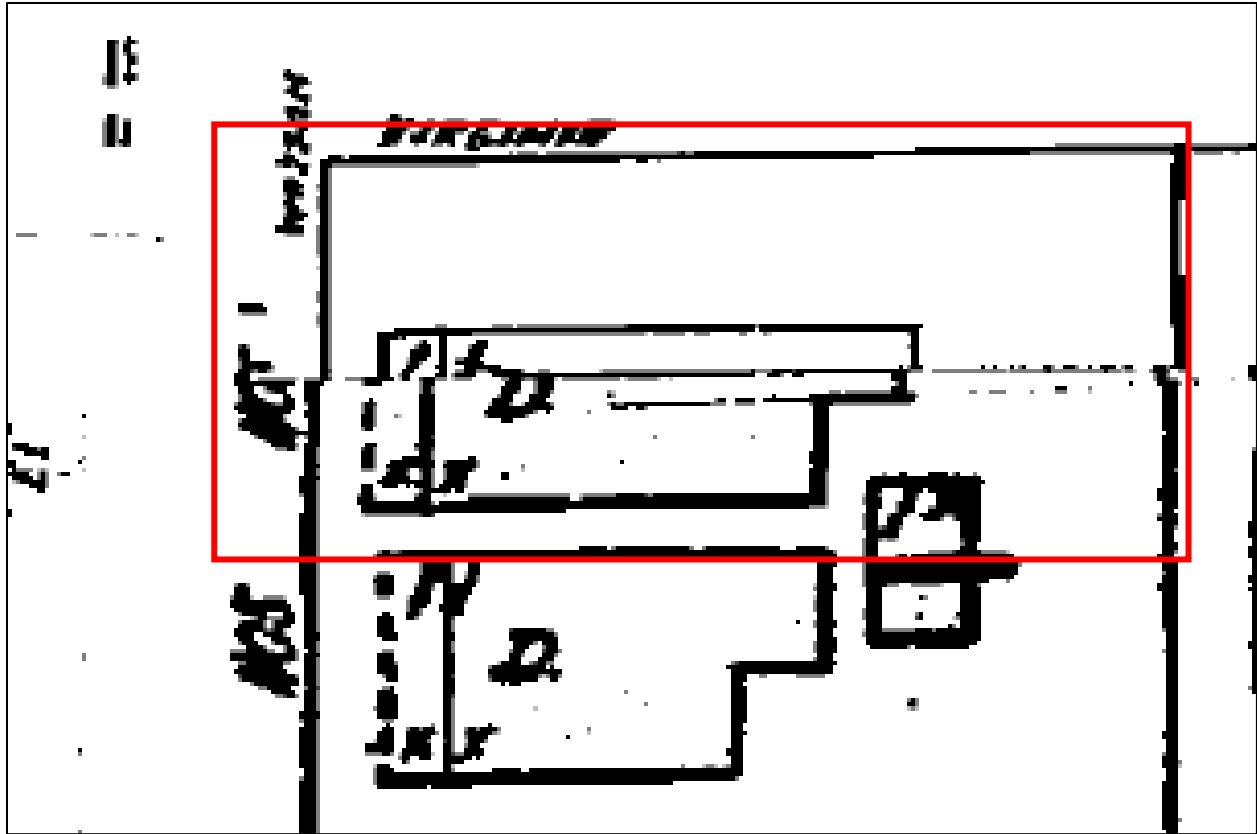
Does not apply

↓ (3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

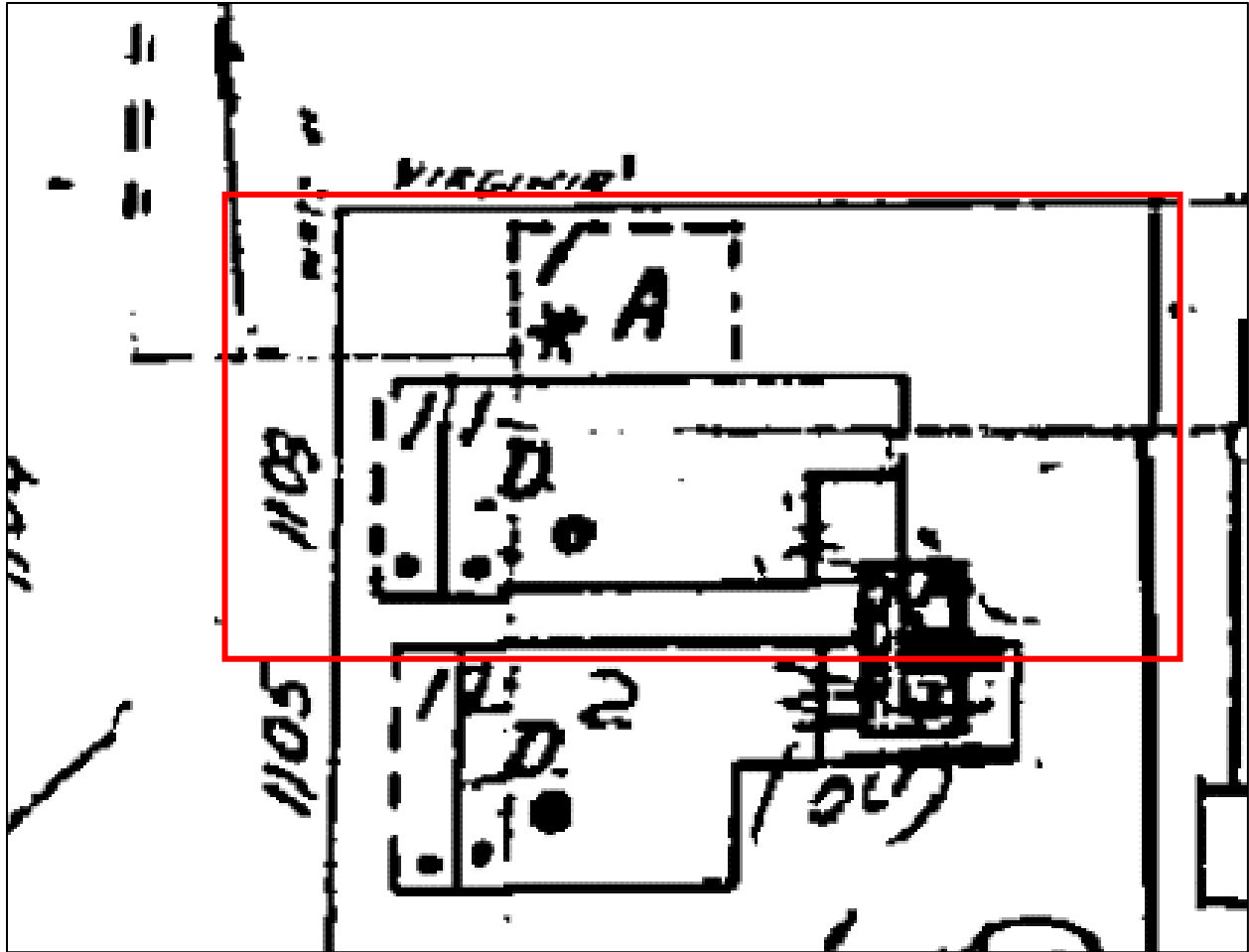
↓ (4) Removing buildings or structures that would otherwise qualify as contributing.

Not applicable

SANBORN MAPS



1948 Sanborn map with the property at 1103 Watson Street indicated in red.



1962 Sanborn map with the property at 1103 Watson Street indicated in red.

PROJECT PHOTOS

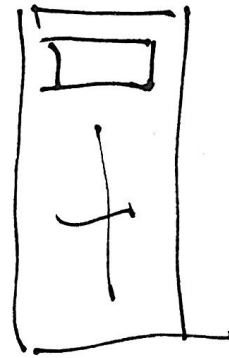
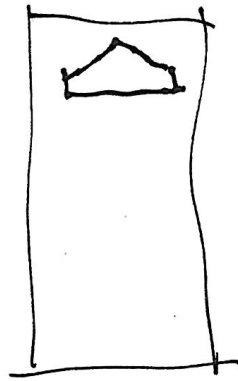


1965 photo of the house at 1103 Watson Street.



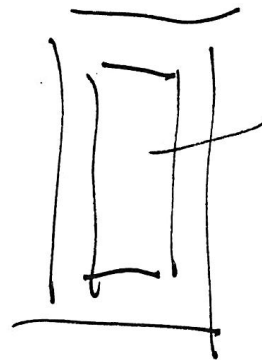
Front Elevation

~~2617~~
~~Permit sched~~



Front

Note
 Alarm windows
 Urnace Received



Frosted

Back



Remove shed

Remove Locker/shed

rear side



Left side

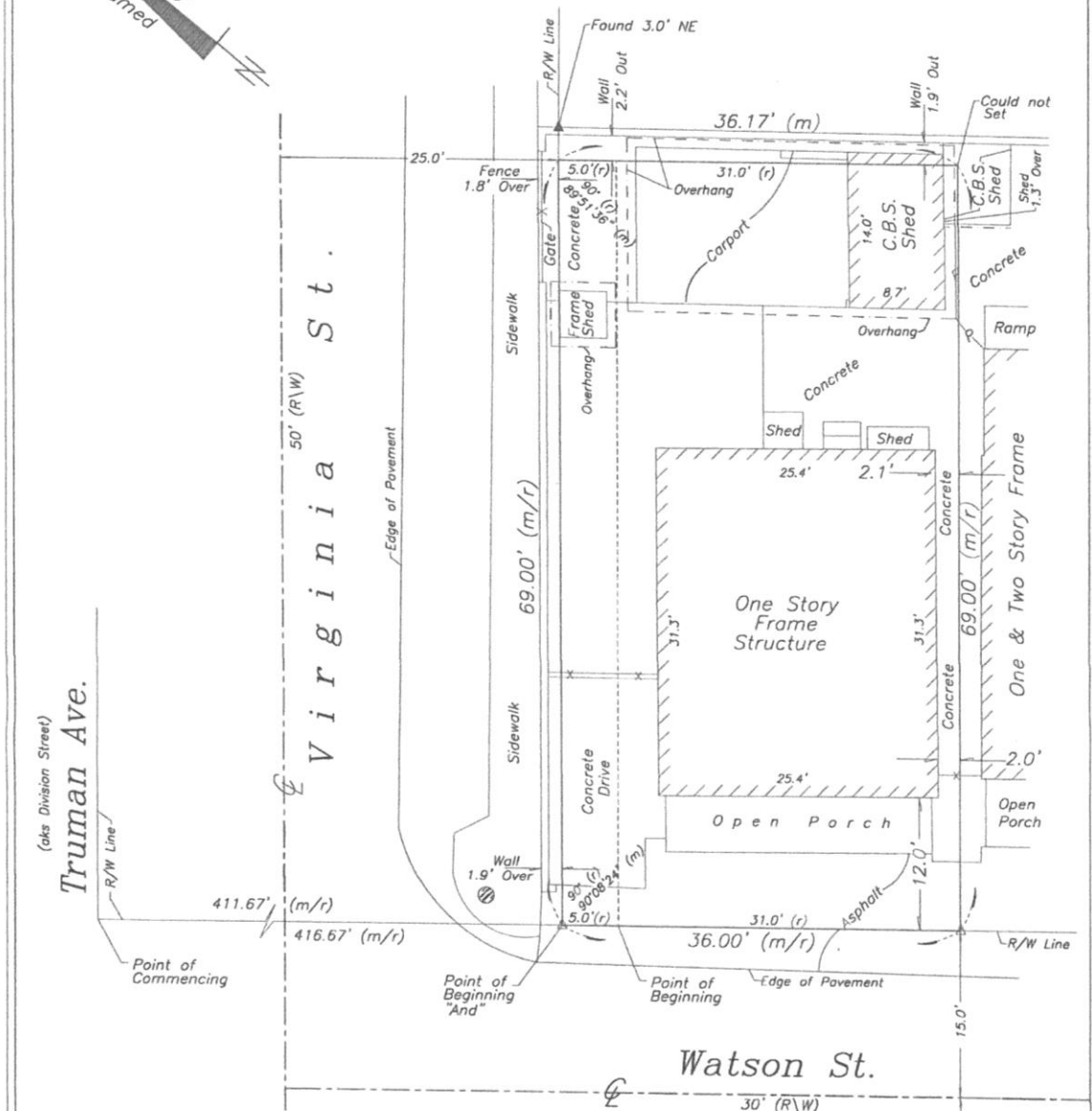
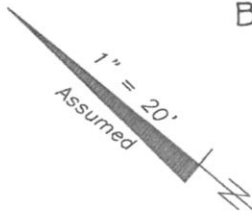


Pemo Dwinings

Left side

SURVEY

Boundary Survey Map of part of Tract 13, ISLAND OF KEY WEST



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (PTS)
- ▲ Found Nail & Disc (2863)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Utility Lines

NOTE:
This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.

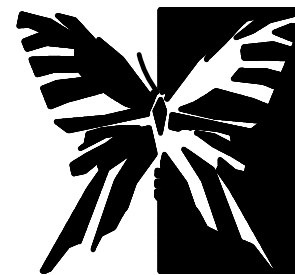
Professional Surveyor & Mapper
FSM #6886

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

PROPOSED DESIGN

VARIANCE/ HARC APPLICATION DRAWINGS
REMODEL/ BATHROOM ADDITION

1103 Watson Street
Key West, Florida
January 19, 2022



Carlos O. Rojas Jr, AIA
AR 0016754

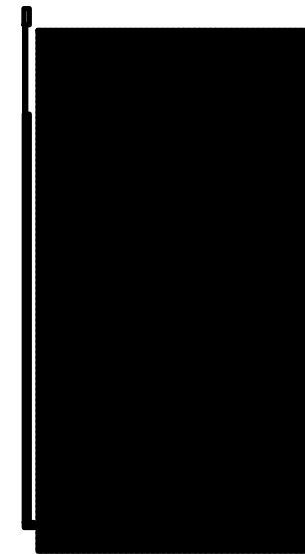
2012 Roosevelt Drive
Key West, Fl 33040
(305) 923-3567
ArchitectKW@Hotmail.com

Schedule of Drawings

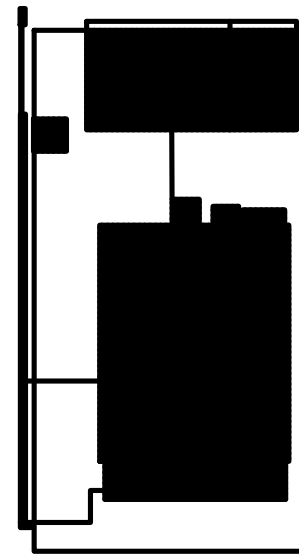
Sht.	Title
T-1	TITLE SHEET SCHEDULE OF DRAWINGS
AB-1	AS BUILT ELEVATIONS
C-1	SITE PLANS
C-2	SITE CALCULATIONS
A-1	1ST FLOOR PLAN
A-2	PROPOSED FRONT AND REAR ELEVATIONS
A-3	PROPOSED SIDE ELEVATIONS

Attached Documents

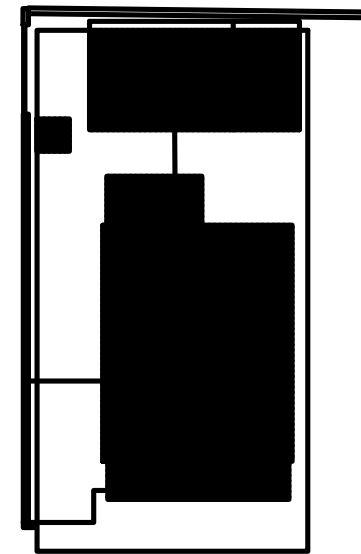
Title
SURVEY/ ELEVATION CERTIFICATE
WINDOW AND DOOR MANUF. SPEC



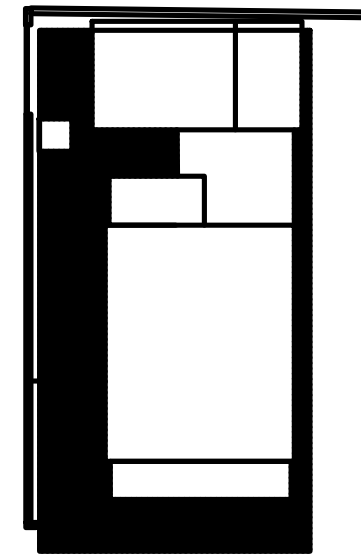
TOTAL SITE
2589 SQFT



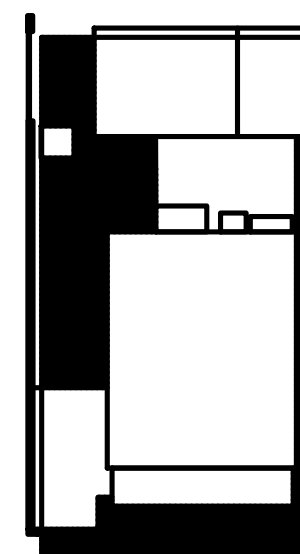
EXISTING BUILDING COVERAGE
1330.9 SQFT



NEW BUILDING COVERAGE
1380.6 SQFT



NEW PERVIOUS SURFACE
1655 SQFT OF IMPERVIOUS SURFACE



EXISTING PERVIOUS SURFACE
1797 SQFT OF IMPERVIOUS SURFACE

SITE CONDITIONS				
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HMDR	HMDR	HMDR	
LOT SIZE	2589 SF	4000 SF MIN	2589 SF	EXISTING HARDSHIP
BUILDING AREA	1330.9 SF	1035 SF	1380.6 SF	EXISTING NONCONFORMITY EXPANDING BY 2%
BUILDING COVERAGE %	51.3%	40%	53.3%	
IMPERVIOUS COVERAGE	1797 SF	1553.4 SF	1655 SF	EXISTING NONCONFORMITY REDUCING BY 8.1% IN COMPLIANCE
IMPERVIOUS COVERAGE %	69%	60%	63.9%	
BUILDING HEIGHT	16'-3"	30'-0"	16'-3"	IN COMPLIANCE
FRONT SETBACK	7'-0"	10'-0"	7'-0"	NOT EXPANDING IN COMPLIANCE
SIDE SETBACK	2'-1"	5'-0"	2'-1"	NOT EXPANDING IN COMPLIANCE
REAR SETBACK	22'-5"	19'-0"	19'-5"	IN COMPLIANCE
STREET SIDE SETBACK	8'-9"	7'-0"	8'-9"	IN COMPLIANCE

SITE CALCULATION DIAGRAMS

SEE SITE TABLE FOR NUMERIC DESCRIPTION

DESIGN DATA:

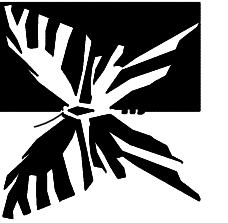
WIND VELOCITY: 180 MPH ASCE 7 - 10
 VELOCITY PRESSURE: 48.1 P.S.F.
 WIND IMPORTANCE: 1.0
 BUILDING CONDITION: ENCLOSED
 EXPOSURE CATEGORY: "C"

WIND PRESSURE COEFFICIENT(S) BASED ON ASCE 7-10
 SOIL BEARING 2000 PSF (ASSUMED)
 COMPACT & TEST ALL FOOTINGS
 CONC. @ 28 DAYS 2500 PSI
 REINF. STL. - ASTM A615 GR 40
 MORTAR TYPE "S"
 CONC. MAS. - ASTM 90 OR ASTM C145 (1900 P.S.I. MIN.)
 GROUT - 3/8" MIN. AGGREGATE 2.000 PSI
 ROOF: LIVE LOAD - 40 PSI
 DEAD LOAD - 25 PSI

FLOOR LOADING:
 LIVING AREAS-----50 PSF (LIVE LOAD)
 DECKS/ENTRYS-----40 PSF (LIVE LOAD)

ALL STRUCTURAL WOOD MEMBERS ARE #2 SOUTHERN YELLOW PINE
 LIVE LOADS ARE BASED UTILIZING THE TRIBUTARY AREA METHOD (TABLE 1604.6)

I CERTIFY THAT THESE DOCUMENTS COMPLY WITH THE FLORIDA BUILDING CODE 2020.



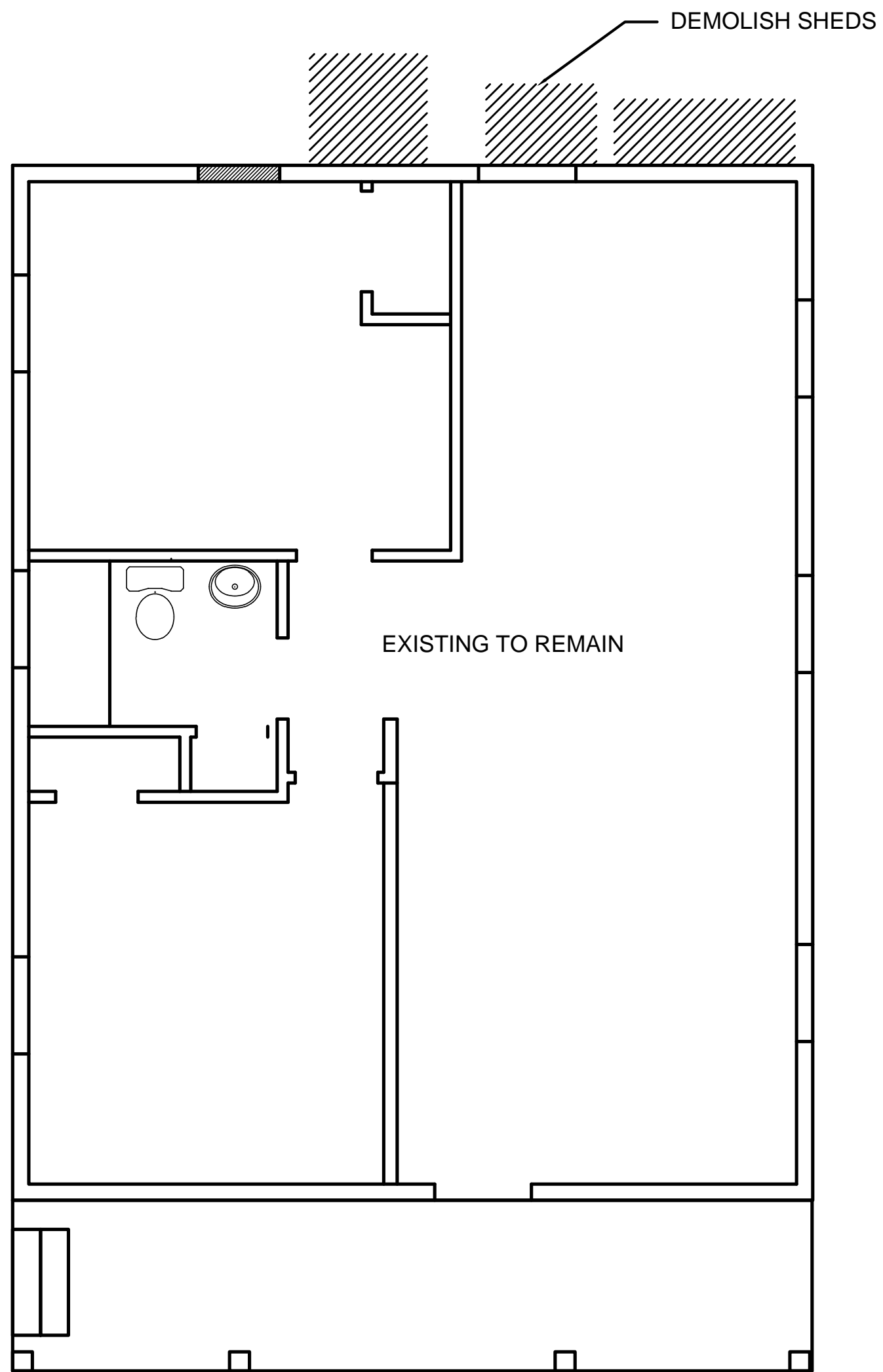
Carlos O. Rojas, AIA
 AR 0016754
 2012 Roosevelt Drive
 Key West, FL 33040
 (305) 292-4870
 (305) 923-3867
 ArchitectKV@hotmail.com

Revisions

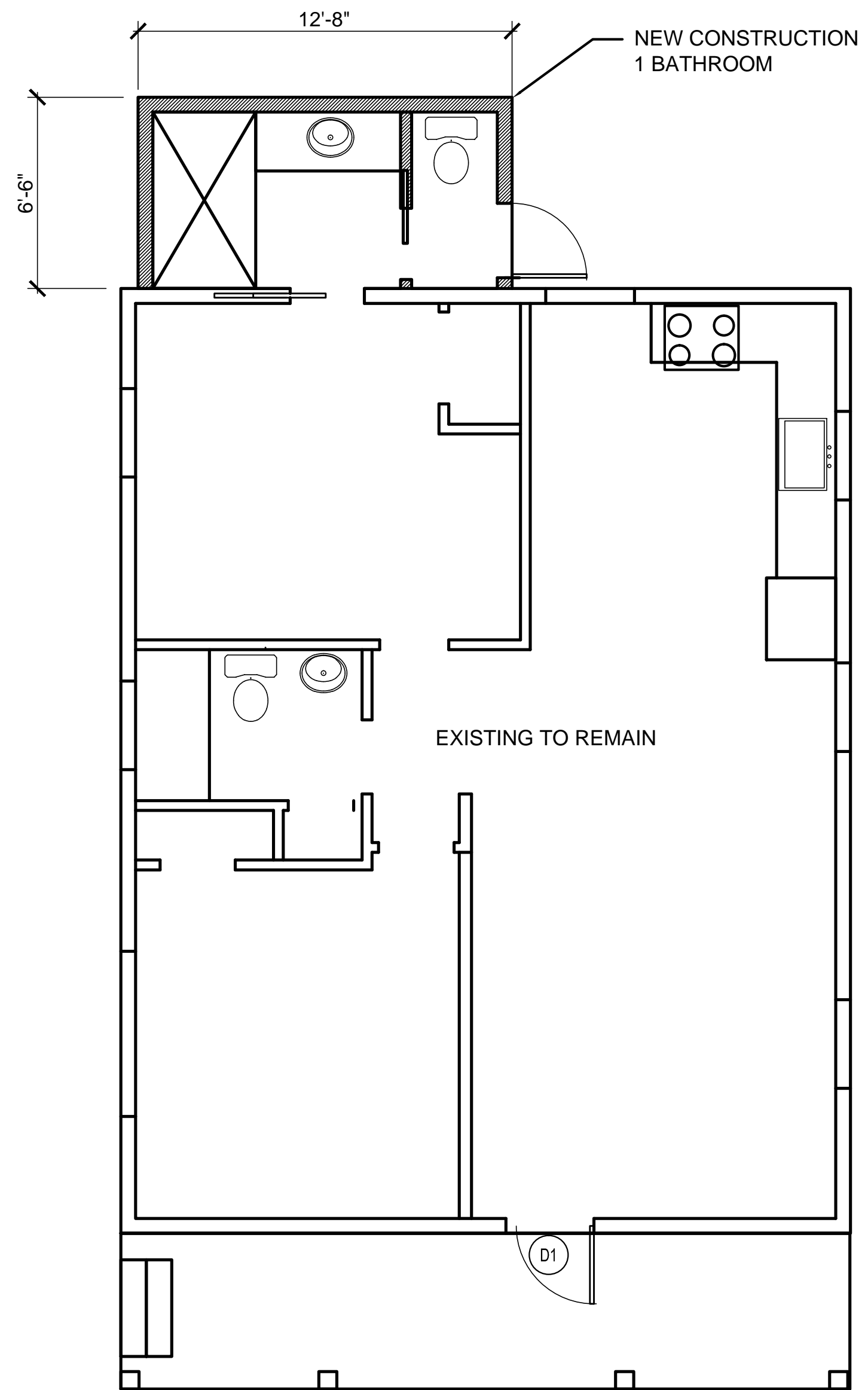
Carlos O. Rojas, AIA
 1103 Watson Street
 Key West, Florida

Project Number
0120821
 Date
12/8/2021
 Drawn By
COR

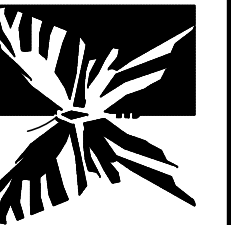
C2



DEMO PLAN
 1/4" = 1'-0"



FLOOR PLAN
 1/4" = 1'-0"



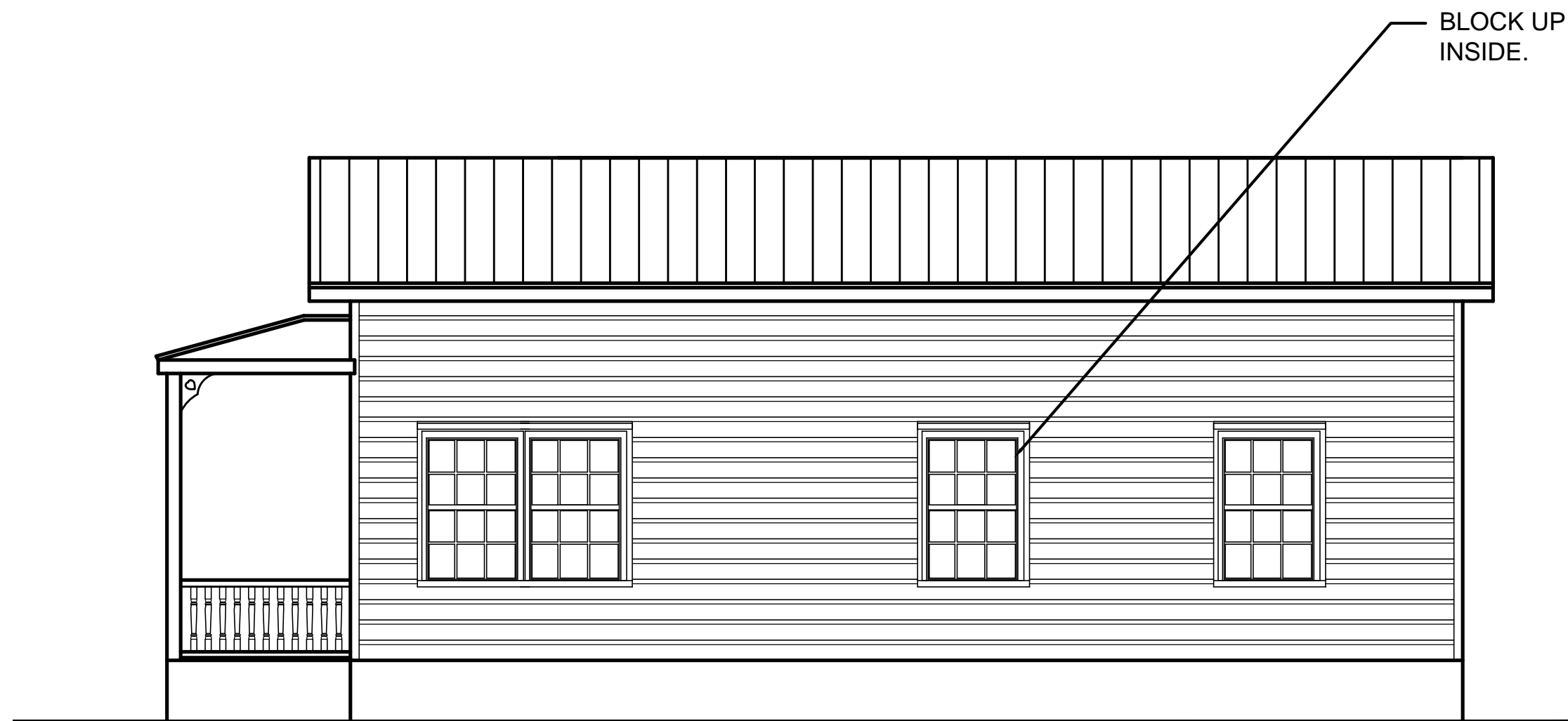
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Revisions

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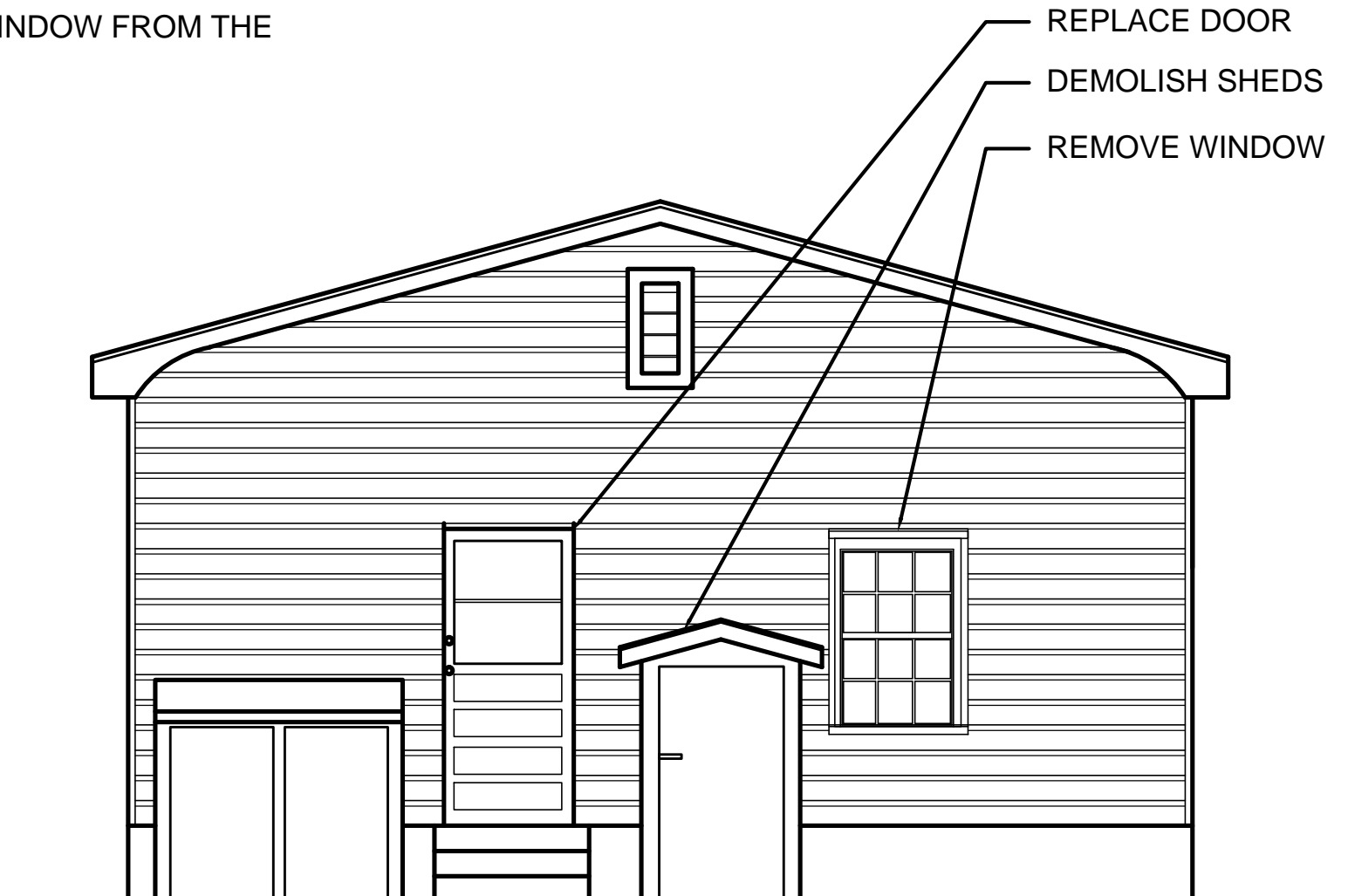
Project Number
 0120821
 Date
 12/8/2021
 Drawn By
 COR

A1



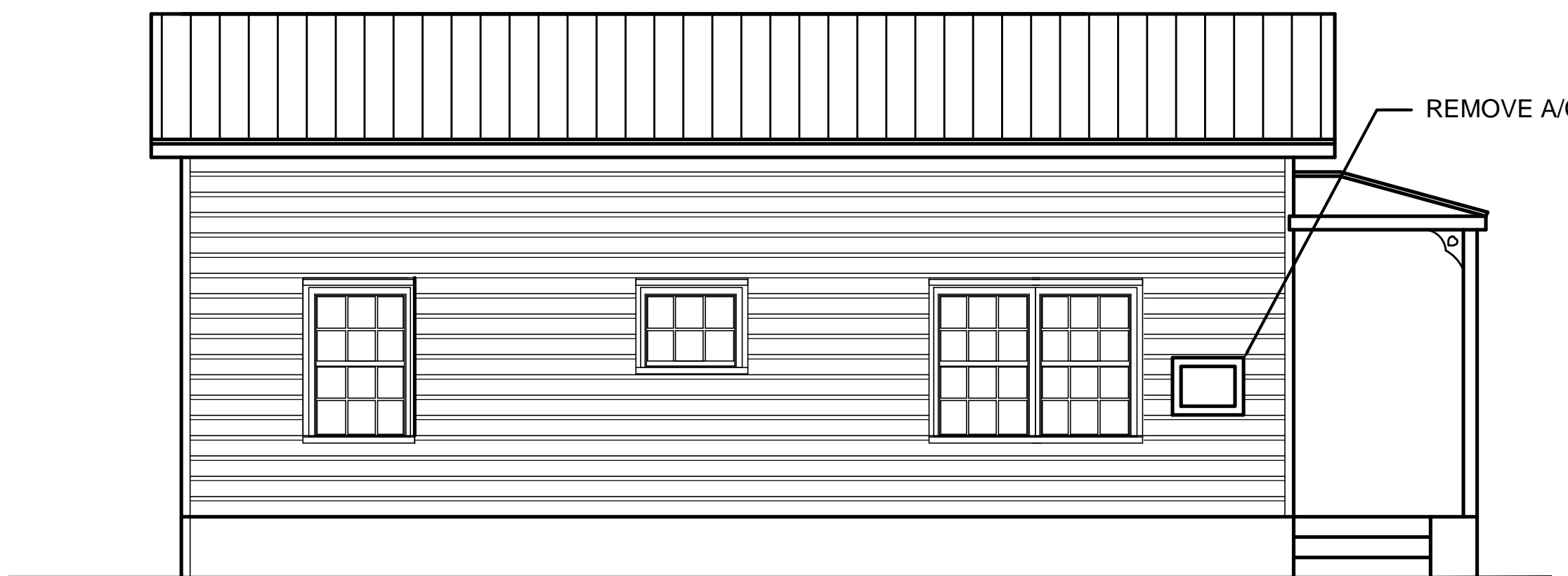
EXISTING RIGHT SIDE ELEVATION

1/4" = 1'-0"



EXISTING REAR ELEVATION

1/4" = 1'-0"



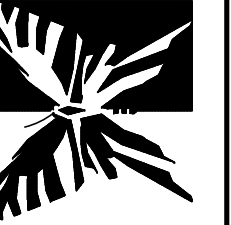
EXISTING LEFT SIDE ELEVATION

1/4" = 1'-0"



EXISTING FRONT ELEVATION

1/4" = 1'-0"



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2017 Roosevelt Drive
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ArchitectKY@Hotmail.com

Revisions



Carlos O. Rojas, AIA
1103 Watson Street
Key West, Florida

Project Number
0120821
Date
12/8/2021
Drawn By
COR

AB1

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a virtual meeting at **5:00 p.m., June 28, 2022**. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1

The purpose of the hearing will be to consider a request for:

RENOVATIONS TO EXISTING HOUSE AND REAR ADDITION. DEMOLITION OF NON-HISTORIC SHEDS.

#1103 Watson Street

Applicant – Carlos Rojas Application #H2022-0022

If you wish to see the application or have any questions, you may contact the Planning Department during regular office hours at 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION

qPublic.net™ Monroe County, FL

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00033480-000000
 Account# 1034274
 Property ID 1034274
 Millage Group 10KW
 Location 1103 WATSON ST, KEY WEST
 Address
 Legal KW GWYNN SUB PT OF TR-13 G68-48 OR138-436/37 OR2248-1327/28 OR2903-859
 Description OR2903-860 OR2932-1696 OR3108-2241
 (Note: Not to be used on legal documents.)
 Neighborhood 6096
 Property SINGLE FAMILY RESID (0100)
 Class
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

SHANNON ROBERT
 5025 Clear Valley Pl
 Brandywine MD 20613

SHANNON JOANNE
 5025 Clear Valley Pl
 Brandywine MD 20613

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$107,641	\$89,701	\$85,856	\$87,138
+ Market Misc Value	\$4,826	\$4,826	\$4,826	\$4,821
+ Market Land Value	\$308,979	\$338,732	\$331,866	\$327,861
= Just Market Value	\$421,446	\$433,259	\$422,548	\$419,820
= Total Assessed Value	\$421,446	\$433,259	\$422,548	\$132,031
- School Exempt Value	(\$25,000)	(\$25,000)	\$0	(\$25,500)
= School Taxable Value	\$396,446	\$408,259	\$422,548	\$106,531

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (0100)	2,139.00	Square Foot	31	69

Buildings

Building ID 2644
 Style 1 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1/ R1
 Gross Sq Ft 1306
 Finished Sq Ft 775
 Stories 1 Floor
 Condition GOOD
 Perimeter 112
 Functional Obs 0
 Economic Obs 0
 Depreciation % 27
 Interior Walls WALL BD/WD WAL

Exterior Walls ABOVE AVERAGE WOOD
 Year Built 1948
 Effective Year Built 2002
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type SFT/HD WD
 Heating Type NONE with 0% NONE
 Bedrooms 2
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 300
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	294	0	70
OPX	EXC OPEN PORCH	125	0	60
FLA	FLOOR LIV AREA	775	775	112
SBF	UTIL FIN BLK	112	0	44
TOTAL		1,306	775	286

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1974	1975	1	322 SF	2
FENCES	1974	1975	1	632 SF	5
LC UTIL BLDG	1984	1985	1	12 SF	1
WALL/AIR COND	1987	1988	1	1 UT	1
FENCES	1999	2000	1	50 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/25/2021	\$600,000	Warranty Deed	2327701	3108	2241	01 - Qualified	Improved
10/19/2018	\$100	Quit Claim Deed	2191456	2932	1696	30 - Unqualified	Improved
3/15/2018	\$0	Death Certificate	2166080	2903	860	88 - Unqualified	Improved

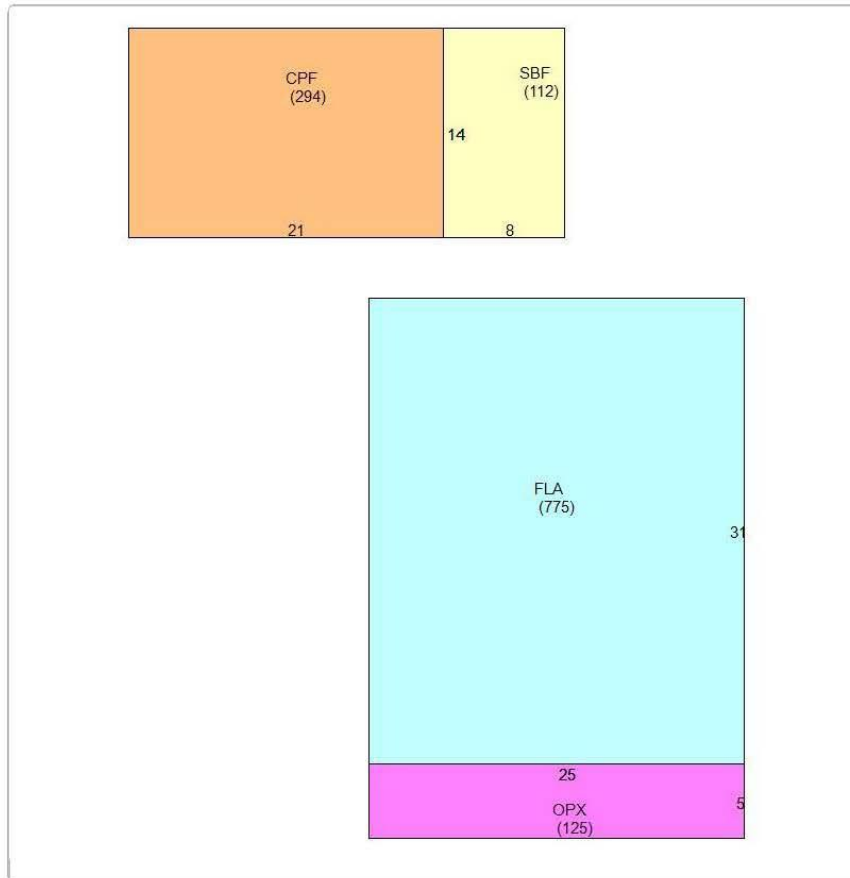
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
22-0614	5/5/2022	3/16/2022	\$12,000	Residential	R&R metal v-cr/imp grace ice & water shield ridge cap 5 v-cr/imp metal roofing
0102338	6/19/2001	12/26/2001	\$800	Residential	3SQS V-CRIMP

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

2021 Notices Only

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

[User Privacy Policy](#)
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 Schneider
GEO SPATIAL

Version 2.3.198